



UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)
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Order Filed on January 19, 2017
by Clerk
U.S. Bankruptcy Court
District of New Jersey

In Re:

Myron O. Cox
Aliyah M. Cox

Case No.: 16-26639-CMG
Hearing Date: January 18, 2017
Judge: Christine M. Gravelle
Chapter: 13

Recommended Local Form: Followed Modified

ORDER VACATING STAY

The relief set forth on the following page is hereby **ORDERED**.

—
DATED: January 19, 2017

A handwritten signature in black ink, appearing to read "Christine M. Gravelle".

Honorable Christine M. Gravelle
United States Bankruptcy Judge

Police & Firemen's Retirement System Board of
Upon the motion of Trustees by its Administrative Agent NJHMFA, under
Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as
hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume
and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to
pursue the movant's rights in the following:

Real property more fully described as:

29 Shawnee Trail
Burlington, NJ 08016

It is further ORDERED that the movant, its successors or assignees, may proceed with its
rights and remedies under the terms of the subject mortgage and pursue its state court remedies
including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing
other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or
deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or
purchaser's assignee) may take any legal action for enforcement of its right to possession of the
property.

Personal property more fully described as:

It is further ORDERED that the movant may join the debtor and any trustee appointed in
this case as defendants in its action(s) irrespective of any conversion to any other chapter of the
Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who
entered an appearance on the motion.